

46D Trinder Road, Ashgrove, Qld 4060



House For Sale

Saturday, 18 May 2024

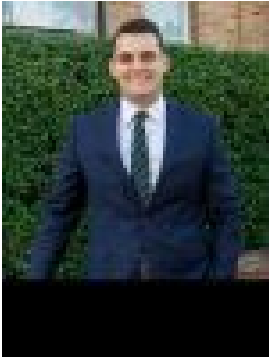
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Bedrooms: 4

Bathrooms: 3

Area: 1228 m2

Type: House



Josh Brown
0733580662



John Flahey
0732541022

Auction

Presenting a peaceful and private bushland oasis, only discoverable by traversing to the end of a no-through road, yet a matter of minutes from popular Ashgrove and Bardon cafe precincts. Set on an elevated fringe of beautiful Mt Coot-tha, with an ideal north-facing orientation and picturesque mountain views, enjoy a relaxed lifestyle among the gum trees where the concerns of modern living feel a million miles away. This 1,228sqm architect-designed property has been transformed into a lovely welcoming contemporary home, offering immense space to accommodate a large family with the additional luxury and convenience of an extremely comfortable dual living option. A vast 470sqm of living area is spread across two sprawling levels, designed to utilise the gentle slope of the site so as to enhance the spectacular leafy outlook while obtaining maximum privacy. The main floor features the parent's suite with a covered deck, walk-in wardrobe, and an ensuite with twin basins and heating. An entertaining deck links this suite to a children's retreat with two further bedrooms, as well as a bathroom, powder room and laundry. Open-plan living/dining extends out onto a large covered balcony, visible from the family kitchen which is fitted with ASKO appliances, soft-close cabinetry and granite benchtops. Completing this level is a separate lounge, plus a study with a built-in desk. Wonderful potential for dual living exists courtesy of an enormous lower level living/dining area with a full kitchen, as well as nearby guest quarters with an ensuite and walk-in wardrobe. This leads onto a gorgeous outdoor retreat in the form of a paved terrace and a fully-fenced established backyard, which can also be accessed via a garage offering side-by-side parking for three vehicles with the benefit of additional storage. In an extremely quiet pocket of Ashgrove, surrounded by protected conservation park yet minutes from local shops and excellent schools, 46D Trinder Road offers but is not limited to:-

Architect-designed and renovated home on 1,228sqm bordering Mt Coot-tha- 470sqm of living space including potential dual living accommodation - Spacious living/dining, large lounge and multiple outdoor entertaining areas- Study with built-in desk, lower-level open-plan living/dining and kitchen- ASKO appliances, 2PAC soft-close cabinetry, granite benchtops- Ducted air-conditioning, ceiling fans, timber flooring, ample built-in storage - Side-by-side parking for three vehicles, fully-fenced backyard with patio- Ashgrove SS catchment, also close to Marist College and Stuartholme - 1km to local shops/cafes, only 7km to CBD, handy bus and cycle routes Auction, Saturday Saturday 15th of June at The Calile Hotel from 9:00am, if not SOLD prior. To obtain further information or to arrange a private inspection, please contact Josh Brown on 0403 139 397 or John Flahey on 0418 423 634.